

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 11, 1978.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Lila Cockrell, with the following members present: CISNEROS, WEBB, DUTMER, WING, EURESTE, ORTIZ, ALDERETE, PYNDUS, HARTMAN, STEEN, COCKRELL; Absent: NONE.

78-22 The invocation was given by The Reverend Stanley F. Hauser, St. Mark's Episcopal Church.

78-22 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

78-22 The minutes of the Regular Meeting of May 4, 1978 were approved.

78-22 PROCLAMATION DECLARING "ARMED FORCES WEEK"

Mayor Cockrell read a Proclamation designating the week of May 14-20, 1978, to be "Armed Forces Week." Mayor Cockrell stated that many of the activities planned for the week will pay homage to General William H. Simpson, United States Army (Retired).

She then presented the Proclamation to General Simpson who was present in the audience.

Members of the Council congratulated General Simpson on his many past accomplishments and on his upcoming 90th Birthday.

78-22 REPRESENTATIVES FROM NORTHEAST INDEPENDENT SCHOOL DISTRICT

Mayor Cockrell invited Mr. Al Sturchio, from the Northeast Independent School District to the podium.

Mr. Al Sturchio addressed the Council and stated that a group of students from the Northeast Independent School District were present in the audience. These students are recent 1st Place State Winners in the Science and Literary University Interscholastic League. Mr. Sturchio then introduced the following students:

Richard H. Dees - State Champion UIL Science, Roosevelt High School

Denise Huddle - First Place UIL Persuasive Extemporaneous in Conference 4AAAA

UIL ONE ACT PLAY CONTEST
(All at MacArthur High School)

David Stahl - Outstanding Performance

Joe Robertson - All Star Cast

Denise Palmer - All Star Cast

Robert York - All Star Cast

May 11, 1978

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Lisa Gerlich - Designer of Lighting and Sound
Pamela Newman - Stage Manager of Lights and Sound
Kevin Murray - Coordinator of Sound and Asst. to the Director
Sharon Merrick - Designer of costumes and alternate actress
Raymond Sanchez - Alternate actor to the Cast

Molly Risso, Teacher

Mayor Cockrell commended the students and congratulated them on their outstanding achievements.

78-22

DISCUSSION OF POLICY ISSUES
IN FISCAL YEAR 78-79 BUDGET

MAYOR LILA COCKRELL: As you will recall, last night in our "B" Session Agenda, because of having a crowded schedule, we were not able to complete one of the most important items on the "B" Session Agenda and that was the first report to the Council of some of the underlying policy issues in the budget. If it would meet with the Council's pleasure, I would like to place that item first today so we can consider that because it's one of the most important items pending before our City. May I now call on the City Manager to introduce the item that we had last night.

CITY MANAGER TOM HUEBNER: Let me start by advising you that yesterday I received a call from the International City Management Association, requesting that I go to Washington on June 7 to meet with four other City Managers and prepare for a meeting called by the Housing and Urban Development Department to discuss the fiscal needs of cities. And I tentatively accepted, indicating that I would come unless my Council had objections. I think that attendance at this particular meeting is somewhat important, since I will be representing not only the largest City by far, that has been invited to participate that I know of, but also the only Southwestern City, and I would like to have permission to attend on the 7, 8, & 9 in Washington to talk about that.

MAYOR COCKRELL: Alright, there's a motion and a second, that we infact endorse or authorize the attendance of the Manager at this function. Those in favor say Aye, any opposed No, the motion is carried.

MR. HUEBNER: I think that by the time that meeting comes around, I'll be thoroughly briefed on the fiscal needs of the cities. Let me say that the bulk of today's presentation will be by Marcus Jahns, our Budget and Research Director. Today's presentation is intended basically as a preview of the items that will come for your consideration during budget review through the months of June and July. The object of today's presentation is to identify the major concerns, the major issues and problems that we have identified in our budget preparation process. Bear in mind that decisions, of course, are not required today, or perhaps even desired. Basically, what you will be confronted with in considering the forthcoming year's budget is a series of very tough choices, and I think they are tougher than last year's choices, but not as tough as next year's if short term solutions are used to solve this year's. Let me particularly emphasize that the staff at this juncture has not concluded on all the recommendations that will be contained in the proposed 78-79 budget. I will, by just the force of the time schedule that we're on, have to conclude on those recommendations for next week. We have taken great pains on our considerations thus far to avoid any kind of gimmick or simplistic answers to trying to balance the budget. We have tried very hard to make reason judgment on individual items throughout all of the budgets. I should mention that our greatest concern at this point in time and which I think was pretty clearly predicted in the financial forecast that we submitted to you some weeks ago and that concern is the every increasing operations and maintenance costs associated with the completion of certain kinds of capital improvement projects.

We have I think, a great need for the staff and the Council to have meaningful discussion and identify the goals or the service levels that this

City should have in adopting a budget which is really a program of service for one fiscal year. I think we would all benefit a great deal from a discussion. Perhaps, an entire B Session of for that matter maybe several "B" Sessions, where we can talk about what we feel is the appropriate level of Fire Department staffing or police service or what modifications might be made to refuse collection of what have you.

I should point out several things, one of the things that hampers us in working with the budget, as it presently stands with the revenue in working with the budget, as it presently stands with the revenue constraints. Among the major Texas cities, and when I say major, I mean 200,000 population or more and there are seven of us in that category, the effective tax rate of the City of San Antonio is the lowest of all seven. That's a combination of our tax rate and our assessment ratio. We use the lowest assessment ratio of any major Texas cities. Our is 45%; El Paso's is 100%; Dallas is 75% as is Austin; Fort Worth-55%; Corpus Christi at 60%; and Houston at 53%. So, in that sense, we are operating with a pretty severe constraint. We also have the lowest waste collection fee, they range from \$1.50 in San Antonio to \$4.50 in El Paso with one exception in Houston which does not charge at all, directly.

Let me advise you of one important piece of information, and if I can have a staff member distribute this letter I received this morning. Let me read from it. "The Board of Via-Metropolitan Transit has asked me to inquire about the possibility of receiving a 30-day extension on the contract requirement to pay the City for the working capital amount of \$1,405,656.00 on May 15th. The Authority is presently pursuing financing from private banking institutions that would allow the Authority to pay its entire obligation of \$9,584,738.00 to the City prior to the end of the City's current fiscal year. The banks and the Authority have already agreed to substantiate all terms of the proposed loan. The 30-day extension would allow the Authority to receive final UMTA approval and to print in place the loan instruments. Your granting of this request would be greatly appreciated and will allow the authority to finalize this mutually beneficial financing. Your approval of this extension if granted in needed on or before May 15, 1978. Thank you in advance, C.L. Williamson, Controller and Treasurer." I think that it is in the interest of all citizens of San Antonio for this request to be honored. It will save interest on the part of the Transit and ultimately benefit us all. So, I would approve, I would recommend your approval of that request.

MR. JOHN STEEN: Mayor, I would so move.

MR. PHIL PYNDUS: Second the motion.

MAYOR COCKRELL: Alright, it's been moved and seconded that we concur with the request of the Via-Metropolitan Transit to permit an extension so that they may allow, we will allow the Authority to receive the final UMTA approval on the loan instruments. Is there any discussion? Mr. Eureste.

MR. BERNARDO EURESTE: I do have my light. I'm a little concerned why they are asking for an extension at this point. And I'm just wondering if after we give them a 30 day extension, we might be put in the position of granting them another 30 day extension and before you know it, they don't have the monies really to make any payment at all. In the meanwhile, we've been led on in some wild goose chase. I'm just wondering, are they going to come through with money, that they owe the City under an arrangement that we've got, does this 30 day extension go with the condition that they are going to pay us all in one lump sum?

CITY MANAGER: Yes, the way they have stated it, yes.

MR. EURESTE: Yes, I know they want 30 days, but I'm just wondering is this for sure that they are going to pay it? It was for sure that they were going to pay us, the capital assets on what date?

CITY MANAGER: May 15th.

MR. EURESTE: May 15th, I mean they told us they were going to do it.

MR. HUEBNER: Well, they can do it. I talked to Wayne Cook yesterday about this. It could be done, it does put them in a very tight cash flow situation, but it could be done. He requested a 30 day extension to consummate all the arrangements with UMTA, and I think it would be in our best interest to receive it all in one lump sum, the reason that they are interested in paying it off in all one lump sum is that the interest stipulated in our agreement would be somewhat in excess of what they can now negotiate with banks, and I'm sure that's the reason that they would like to do so.

MAYOR COCKRELL: Alright, Mr. Wing.

MR. FRANK WING: Tom, how does this affect that initial payment that we, I thought we had worked into the budget?

CITY MANAGER HUEBNER: Well, it not only provides for that payment but an additional

MR. WING: But would it be on time, that

CITY MANAGER HUEBNER: Yes, it will be on time.

MR. WING: If they don't make the whole scale payment by 30 days or whatever.

CITY MANAGER HUEBNER: By June 15th.

MR. WING: Would we still be able to recover the

CITY MANAGER HUEBNER: It still works.

MAYOR COCKRELL: Mr. Hartman.

MR. GLEN HARTMAN: Thank you, Madam Mayor. You know, I think, again, we're talking here simply of a procedural matter, as I gather, Tom, in terms of giving them giving VIA-Metropolitan Transit enough time to go through a process with UMTA and that's the sole basis for this request, is that correct?

CITY MANAGER HUEBNER: That's right.

MR. HARTMAN: So I think it's strictly a procedural thing and that I think the instrument that will permit them to receive UMTA concurrence will get everybody ahead and will, I think it's in the best interest of the City.

MAYOR COCKRELL: Mr. Steen.

MR. STEEN: Yes, I would certainly agree with that. It takes time when you're financing into the millions of dollars. Sometimes you can agree on a date, and it just doesn't climax on that particular date, but we do have a real advantage here because we're going to get all the money at one time rather than in two different payments. So I think we will be well ahead of the game in passing this motion.

MR. PYNDUS: Call the question.

MAYOR COCKRELL: We have two other speakers. Mrs. Dutmer.

MRS. HELEN DUTMER: Yes, I'm viewing this with a little bit of jaundice. What we're doing, in effect, then is loaning the VIA-Metropolitan Transit System one and approximately a half million dollars interest-free for 30 days.

CITY MANAGER HUEBNER: No. They have to pay the interest on the total.

MRS. DUTMER: All right. You didn't state that. You just wanted an extension.

CITY MANAGER HUEBNER: Well, okay, then that's an omission on my part. They will be paying interest on it.

MRS. DUTMER: Well, all right.

MAYOR COCKRELL: Mr. Eureste.

MR. EURESTE: Again, why can't they make that payment. I mean what makes it so difficult for them to make that payment, that basic payment, and if they want to pay us all, I mean, you know, I'll be the first one there at their door, you know, to collect it and they can just pay us the balance. So you take away this amount that they owe us now from the total and then as soon as they get their money from the bank they can pay us the rest of it and it's so simple to me. I can't understand why the need 30 days extension for them to pay us everything that they owe us right now and what they owe us right now is a much smaller amount and they agreed to that. Do they not have the money right now?

CITY MANAGER HUEBNER: Wayne Cook advised me yesterday that they could make the payment. It would be extremely difficult they said from a cash flow situation and they would prefer to be able to make the entire payment and pay interest on it, of course, on that sum that they should have paid us on May 15th.

MR. EURESTE: Why don't we tell them that we've also got budgetary problems ourselves. I mean, I don't see why we should sit here in bewilderment, you know, over a budgetary matter that is occurring in another unit of government, a level of government and while we ourselves here are confronted with one headline after another about the budget gap exposed, et cetera.

MAYOR COCKRELL: Let me just make a comment that I think what we have here is the opportunity by giving them this month's leeway for which we will be paid the interest - the opportunity to gain something that would be, I think, a benefit to us and that is the payment of the entire sum. I think if we simply say you've got to pay up this minute and don't grant the extension there really is not any particular incentive for them to go ahead and complete the transactions to pay us up in full. I think that is an advantage and since it has been clarified that the interest will be paid I would suggest that we work on this basis and with the clear understanding that there will not be any further extensions. I think certainly that the points Mr. Eureste makes that we, too, have budget problems is well taken and perhaps if we grant this extension we should simply make it very clear that there will only be one and no more. Mrs. Dutmer.

MRS. DUTMER: Yes. In addition to my thoughts a while ago on the interest, at the time I negotiated a contract - as a Council person for the City I negotiated a contract in good faith that was based on the purchase price plus the amount of interest that would accrue to the City. Now, if we go the other route we're going to get the flat amount of the purchase price and the City is really going to be the loser. You're not going to be getting the interest if they pay you in one lump sum. You're not accruing any interest on that note.

CITY MANAGER HUEBNER: No, but that money can be invested.

MRS. DUTMER: Well, the money can be invested but if I see it's going to be invested in the budget from where I sit but with a \$7 million - \$7.4 million deficit right now, I think that we're going to need the money. There's no doubt about it but I can't quite see giving up all this interest.

MAYOR COCKRELL: All right. Mr. Pyndus.

MR. PYNDUS: Mayor, the request for a 30 day extension is certainly not a disastrous request and the Manager has recommended that this Council approve the request and I will call the question.

MR. HARTMAN: Second the motion.

MAYOR COCKRELL: I just want to inform the Council that there is someone else waiting to speak. The previous question has been moved and seconded. Those in favor of closing the debate please say Aye, any opposed No. The motion fails. Dr. Cisneros.

MR. PYNDUS: I would like a roll call, please, or a raise of hands.

AYES: Hartman, Steen, Pyndus;

NAYS: Cisneros, Wing, Dutmer, Webb, Eureste, Ortiz, Alderete, Cockrell;

ABSENT: None.

MAYOR COCKRELL: The motion fails.

DR. CISNEROS: Mr. Huebner, just to refresh my memory on the entire obligation - in order to prevent the adjustment that would require a tax increase in fiscal year 77-78, we allocated what portion of that 9.5?

CITY MANAGER HUEBNER: I believe the sum was 4.3 million.

DR. CISNEROS: Okay, I was going to say 4.6, but it's about 4.3. The balance of which then would be some 5.2 which was the general consensus with the then available for capital expenditures or for whatever the City needs to do with it. I think that the Manager's recommendation as the extension is something that we probably ought to support. Just because what it does then it gets the total 9.5 available to us within about a month the net effect of that is that it handles the fiscal 77-78 problem as we've already dealt with. It also puts the money on hand, it's not at that point a promise any longer or something that's held out for next year. But, it is money on hand in the City coffers which is available for a decision that we can make as we're making the rest of the budget decision. It is conceivable, although unattractive, that this money would be required to stave off a budget increase or some other such adjustment in fiscal year 78-79. So for those reasons just the fact that the money would be on hand and there's a guarantee that it's in the coffers and available for decision making I would support the Manager's recommendation. Is there a motion to that effect?

MAYOR COCKRELL: Was there a motion? Yes, a motion and a second. We are now ready for a vote on the motion. The Clerk will call the roll. This is on the motion which would concur with the request of the 30 day extension while they are completing arrangements to pay the City in full rather than a partial payment.

AYES: Webb, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell, Cisneros;

NAYS: Dutmer;

ABSENT: None.

MRS. DUTMER: I'm in favor of trying to help VIA get off the ground as far as that part is concerned. I'm in favor of the City having the money. What I think we're doing is taking our money on a short term solution to the budgetary problem. We see we're in short fall and see this bird in the nest and we're going to grab it real quick. But I think in the long run the City is going to suffer as a result of it, and that was my reason for voting no.

CITY MANAGER HUEBNER: If I might just comment, drawing your attention to the very last paragraph in the memo that Marc Jahns has written. I think the staff comments to the use of this money, as I say we have not finalized recommendations on the proposed budget. But, I concur in your concern about the use of one time funds for operating purposes that reoccur annually.

At this point, Madam Mayor and Members of the Council, I'd like Marc Jahns to give you the formal presentation of this particular item.

MAYOR COCKRELL: Yes. Dr. Cisneros.

DR. CISNEROS: Just making a quick and very short statement in response to what the Manager and Councilwoman Dutmer have said. I think it's unfortunate we're in a position that we have to use money that ought to be used for capital purposes, basically a result of a capital transaction for on-going expenses that is just as serious a problem as using revenue sharing in that way. But the central fact of life, probably more important than any other issue confronting us in fiscal time and budget time is the shortfall in the property taxes as a result of primarily the appraisal program and that thread, that problem is going to run through every aspect of our discussion and there's a little bit of pie in the sky to suggest that if we had just budgeted better, if we had just held our expenditures better for other such solutions that we wouldn't have this problem. The central issue is the appraisal program and that's what we're going to have to deal with this budget cycle.

MAYOR COCKRELL: Fine, thank you. Mr. Pyndus.

MR. PYNDUS: I happen to disagree with that philosophy. I would say this, that your appraisal program has never been effective because of the amount of funding that we've allocated to it. We have now a competent director who is with us today, I hope to introduce, in order to get the program effectively moving. I say that the greatest shortfall which resulted in a shortage of revenues has been action by the Council on spending money on projects that are not necessary and I've seen this particularly in the past.

MAYOR COCKRELL: May I call a halt, just at this moment, and may I make this comment to the Council. I see all the board lighting up; everyone is going to want to talk. What we need to do is to give Mr. Marc Jahns the opportunity to present the staff report and if it's not hurting anybody's feelings I want to call time and just go ahead and get the staff report laid out and then we'll discuss these other things. All right, Mr. Jahns.

MR. MARCUS JAHNS: Thank you, Madam Mayor. Madam Mayor, Members of the City Council, the purpose of the materials which staff has submitted to you is to provide you with an overview of the major policy decisions that will be addressed in the upcoming fiscal year which will be under consideration through June through the 1st of August.

As we indicated in the long range financial forecast, the General Fund is the primary area in which we were having difficulties. Some of the reasons for this is that the cost of our normal operations are exceeding the amount of revenue we have available. We have some escalating operating and maintenance costs associated with the completion of various types of capital improvement projects. This will continue to be in the future. In addition, for the next year and the following year we have higher debt service requirements that we have had in the past. After that they will peak out and start declining.

Based on the work the staff has done so far our total revenue estimates, the total amount of revenue available for next year's budget, appears to be in the neighborhood of \$118.7 million. Our expenditure estimates at this point would require \$126.1 million, and I should point out at this point that we have already trimmed out approximately 2.4 million out of that figure which would leave us with a budget short-fall somewhere in the neighborhood of 7.4 million. Now, one thing I should point out, that \$7.4 million short-fall assumes that we would use no revenue sharing funds

to balance the budget and also assumes that we would not be using any PW2 money to balance the budget which we did in last year's budget. The \$7.4 million deficit would equate should the Council want to go this direction. It is not the staff's recommendation at this point that we want to do that or at any point would require approximately 740 positions at \$10,000.00 a piece.

Among the major policy areas Council in last year's budget discussion had a great deal of concern regarding police staffing. My staff has conducted an analysis of the police staffing situation. The assumptions we used were based upon a 45 minute period for each police call which is what the IACT uses in conducting their management studies plus a 45% back up factor. Based on our analysis it appears that to achieve optimum staffing in the police department it would require approximately or it would require 142 positions at a cost of \$2.1 million. Now, there are a number of alternatives in dealing with this problem. One would be to go with a phased approach should the Council desire to achieve the optimum level over a number of years. For instance, a 5 year approach would require approximately 30 officers per year at a cost of \$432,000 annually.

In last year's budget the Council directed that we attempt civilianization continuation. The civilianization of police officer slots in the Police Department would free approximately 32 sworn officers for assignment to more traditional type of police duties in next year's budget. The cost of that would be \$276,000. A system which the Police Department has been working with on a pilot, test type program, expeditors system or some people call it a call screen where persons call in their complaints and if there's no reason for an officer to actually respond to the scene have an officer available there to take the complaint over the phone rather than have an officer actually respond. The type of thing we're talking about here is where someone may have a tire stolen off his car and there's no evidence to gather, any thing, just a report for insurance purposes it would be appropriate for an officer to take the call over the phone and file the complaint.

We conducted a similar analysis in the Fire Department using standards of having 4 or 5 firefighters per pumper truck and 5 for each aerial ladder truck. On this basis we conclude that approximately 39 additional firefighters would be needed in the Fire Department and the cost of this would be \$560,000. Once again, this could be addressed in a phased approach should the Council desire to achieve the optimum level of staffing in the firefighter division.

An item which has come up several times in the past few years is the need for a systematic replacement policy for our firefighting equipment. There are many advantages to this, one thing is it establishes a reserve or not a reserve but assures that we'll have up-to-date and well operating equipment. The other and from a financial point of view very important is that it assures that the City will never be caught in a position of having to replace a large amount of fire equipment in any one year which could result in some financial difficulties for us. The approximate amount that it would cost to initiate this would be somewhere in the neighborhood of \$500,000.00

An item which has also been of great concern to City Council is animal control. As you are aware there is a proposed animal control ordinance. Under the provisions of that ordinance there will be some additional requirements to enforce it. The approximate cost would be \$172,000.00 for additional staffing and equipment. In addition to that another \$140,000.00 would be required to improve and expand the kennel facilities to be consistent with the increasing enforcement.

As you are aware the City has been experiencing a rapid growth in the building industry. This growth has resulted in us taking some measures this year in terms of overcoming to keep up with the expanded workload. I think a policy decision exists in terms of whether we should add additional positions to pick up this additional workload or whether we should continue with overtime. The building industry, as you are aware, can be very fluctuanting.

Another area of concern regards garbage and brush collection. The staff has identified three alternatives for possibly reducing and improving our productivity of picking up garbage. One alternative would be to discontinue alley collection which would result in savings of approximately \$415,000. This alternative would affect only about 13% of our customers on a City-wide basis.

Another alternative would be to reduce service from 3 days a week to 2 days a week and which the result would be about \$117,000 savings next year, and \$200,000 annually, thereafter. The use of plastic bags could result in sales of approximately \$1.4 million. It should be pointed out though, I think that these are alternatives that it would be very difficult for the City to implement all three of these alternatives in any one fiscal year. If we eliminated collecting garbage in the alley we would also have some benefits in terms of our brush pick-up situation. I think, should the Council desire to make any of these improvements a policy question exists in terms of whether we reduce, improve garbage service or reduce our collection expenditures for brush collection.

MR. EURESTE: Just a bit further on that plastic bag.

MR. JAHNS: A number of cities - Fort Worth is a good example, has gone to having the customers put their garbage in plastic bags and placed on the curb rather than having the cans. It is a much more efficient way of picking up garbage inasmuch as the garbage workers only have to go over and pick up the bags, put in in the truck and go on to the next container down the street whereas with cans it is much more strenuous. They have to go get the cans, put the garbage in, put the cans back. It's shown in many cities to have improved efficiency by about 40%.

An area which Tom has already mentioned concerns our capital improvements and the operating and maintenance costs associated with it. In next year's budget we will have 26 new or expanded park and recreational type facilities scheduled to come on line which will require approximately 63 full-time positions and 57 part-time at a cost of \$660,000. An example of a very high maintenance type of activity is the Botanical Center which is scheduled to come on line next year. There is a major policy decision on the part of the Council, I think, in terms of the types and the numbers of future park and recreational type facilities that we choose to invest in. It would be our recommendation that we should aim going towards recreational facilities which do not require high maintenance costs.

Another major item which has become a great deal of concern to us this year is the inflationary cost associated with street maintenance. I believe at the last bid opening the price of asphalt went up 31%. So next year's budget you'll be seeing what's going to require about \$820,000 additional just to maintain the level of street maintenance that we have at this point. In order to minimize this the City has already been utilizing Urban System Funds to some extent for overlay to prevent the complete deterioration of our streets which, of course, we would have to reconstruct at a much higher cost. If we were to go into the Urban System Program in a much heavier manner, of course, this would mean that there would be less money available for needed construction type activities.

Policy decisions also need to be made as to the types of social and cultural programs the City funds. We have a number of questions in this area that would be of assistance to staff, should priority be given to the very young and elderly; should programs where other sources of funds exist be funded partially or wholly by the City; should programs which are outside the traditional scope of services which municipalities deliver be funded; should programs which require recurring funding each year be funded or should those which require fatal shot in the arm to become self sustained be given priority? Then another question in terms of should we give priority to programs which leverage other funding sources.

Salaries and wage adjustments alternatives are also identified in materials which have been submitted. The Kansas-Denver study which you received a report on last week, I believe, indicates that we have a number of inequities or a large number of inequities in our system, and we have a large number of positions which we have misclassified at this point. At this time the Kansas-Denver and Associates and the Personnel Department are working on a prevailing wage study to determine what salary range would make the City's classification pay plan more competitive. Due to the magnitude of the problems which they have already identified it may require more than one year to fully recommend or fully address all the recommendations that the consultants have identified.

A number of alternatives that have been identified in terms of what kind of salary adjustments the Council would like to make next year, an across the board cost of living increase would cost approximately 3.7 million, the alternative exists in terms of making selective pay adjustments in order to implement the consultant's recommendation and finally unfreeze merit increases should the Council desire to adjust revenues as an alternative to reducing City services. The report we submitted identifies some of the more significant alternatives that exist.

Staff is currently looking at a number of minor fees and charges which we administer and at this point we're estimating adjustments in a large number of these minor fees which could probably raise another million dollars. Waste collection revenues would generate approximately 120 thousand for each five cents on the collection fee. In order to make the residential collection self-sufficient it would require \$1.50, if we were to make land-fill operations it would require an additional 35¢, if we were to place brush collection on a self-supporting basis it would require another 45¢ for a total of \$2.30 additional on the garbage and brush collection fee.

Property taxes exist as an alternative and one cent on the property taxes would yield \$233,000 approximately in next year's budget. A one percent increase in the assessment ratio would generate approximately \$850,000 in additional revenue. Should the Council desire to look at the assessment ratio adjustment we do have legal requirements in that we would have to notify all the effective tax payers by mid-July. So we have to have some sort of indication at that point so that the appropriate steps could be taken. As has been indicated to the Council previously our revenue sharing allocation for next year will be \$10.6 million. At this point the City has received somewhere in the neighborhood of \$26 million in requests for revenue sharing funds.

The final item that is addressed in the memo regards the MTA and I believe the Council has earlier discussed and given staff direction. Thank you.

May 11, 1978
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MAYOR COCKRELL: Thank you very much. I'd like to make this suggestion to the City Council. As we have received this document we received it last night, it contained a number of very substantial policy decisions on a number of subjects, wide-range first of all, on the side of services and then the second in the area of revenues, and I would think that it would be helpful or needed, actually, if we set up a separate work session, either an extra evening or an extra afternoon or whatever meets the Council's pleasure. But set up a separate working session over this first round of policy decisions because I think it's going to take several hours of extensive work going over each one of these areas to give some direction to the staff. So, I'll be glad to hear from the Council, Mr. Steen.

MR. STEEN: Madam Mayor, I agree with you. I think the City Manager touched on that. I think what we ought to do is set up a series of weekly meetings and just meet until we solve our problems because this is a very important thing, and it's worth meeting many hours about.

I know that Bernardo, Frank and I are serving on the City's Annexation Committee, at this time and we meet once a week, and we've just talked annexation to death. But we're still meeting and we make most of the meetings. But, this budget business is so much more important and I would thoroughly agree with you that we ought to set up a series of meetings and continue meeting until we have it solved. Another thing that I don't like is that we're sitting here discussing all of this and we have a number of citizens out in the audience waiting on various items on this agenda and in the meantime set up a series of weekly meetings so that we can solve our budget problems.

MAYOR COCKRELL: Mr. Pyndus.

MR. PYNDUS: I would certainly echo the setting the budget each week and taking a portion of it, Mayor. There is one area that I would like additional information on this report, and I certainly like the approach to it.

In the section, Marc, with reference to Parks and Recreation, you said during the fiscal year 1978-79, 26 new or enlarged parks, swimming pools, and recreation centers are scheduled to come on line, and you mentioned the need to control the new capital improvements connected with Parks and Recreation. Is it possible to go back and review those new parks that we have not allocated funds to and recapture those funds out of Community Development funds that we had pinpointed for Parks and Recreation out of any general revenue sharing funds that we have pinpointed for Parks and Recreation that we might get a handle on and, perhaps, change a Council decision on?

MR. JAHNS: Are you speaking of the programming of funds for construction?

MAYOR COCKRELL: My understanding is that he is talking about programs which the Council has authorized but for which the funds have not yet been expended.

MR. PYNDUS: Yes madam, thank you Mayor.

MR. JAHNS: Yes sir, we could prepare such a report for you.

MR. PYNDUS: Would you please, thank you.

MAYOR COCKRELL: Mr. Alderete.

MR. JOE ALDERETE: Marc, that expediter system you were talking about there, 36 thousand, how would that affect the phasing end of 30 offices annually? Will that reduce the number of officers we'll have to pay then because there will be others that are free, or have more time, or how does that affect it?

MR. JAHNS: Well, it will affect the number of calls that we would respond to on the scene, which would affect the overall numbers which we use in developing our analysis. The effect would be to reduce the number of calls we would respond to and I really don't have a handle at this point in terms of how much impact we really have, we'll be happy to do additional work and see what we can come up with.

MR. ALDERETE: And that, Mayor, I would like to concur with that point, that we meet on a weekly basis, to go over the budget items.

MAYOR COCKRELL: Thank you, sir. Mr. Eureste.

MR. EURESTE: Mr. Jahns, I would like to ask you a couple of questions. I'm sort of thinking along some different strategy, a different line on this budget matter and I would like to know if there is any kind of work that could be done by your staff, naturally this is through the City Manager's request. On maintaining service exactly as it is this year, in terms of the number of personnel that we have, and reduce contractual services, reduce other expenditures, reduce commodities, those three items in the General Fund budget at the level that they are this year, reduce that by an additional 5%, and I know that you've got to make room for inflation, but I'm saying the same amount that was allocated this year for commodities for etc., and then apply a 5% decrease on that. And you know, what kind of impact would that have on personnel because the fewer commodities you've got, that means that fewer commodities you've got to work with. And the other one is what happens when you apply a 2% decrease on the work force given today or this the approved levels, or the levels that have been approved by this year's budget. Can that be handled by a attrition?

MR. JAHNS: You've got a 2% reduction in positions? I would presume that if that were the prerogative of the Council then it could be handled by attrition.

MR. EURESTE: The concern that I have is an item that Mr. Jahns brought up earlier, and when you do a real good analysis of our budget you find that our local revenue that is generated here on a local level is not keeping up with the increases of expenditure. And it's an ongoing spiral, and if we keep to that philosophy, we continue to ask for increases in revenue without being able to justify or clearly identify the new benefits, perhaps, that those new revenues bring. And what I would like to see us do this year, and that is what I'm going to be pushing for is to reduce the level of service and not allow for any expansion in service even to deal with the increase in the City population, not even that, and just to maintain at the level we're at, cut back certain commodities, cut down on manpower in a way that we don't terminate employees, who are working with us. I'd like to see how much of that could be handled by attrition.

MAYOR COCKRELL: So what you're asking of the staff then is to do some further budget analysis along the lines that you have outlined here and have that as a part of their next report to the Council.

MR. EURESTE: Yes, so I won't have to spend all my nights with the calculator.

MAYOR COCKRELL: Along the general policy lines which Councilmen Eureste has outlined, I think this would be information that would be helpful.

MR. EURESTE: And let me just end by saying that one of our problem areas is the property tax. And I don't know if it's CCA's fault or what, but it is a problem area, and each year that we let that problem stay with us means loss revenues to the City of San Antonio. It is as simple as that,

and those lost revenues are having to be picked in other areas and we hurt. We have very possibly lost several million dollars as a result of the operations of CCA and when you compound that over the years you are talking big money.

MAYOR COCKRELL: Thank you sir. Mr. Hartman.

MR. HARTMAN: Thank you madam Mayor. First of all I am in full accord with the idea of having a series of meetings to deal with this problem. I think that we are pursuing down the road, we should travel as a Council in dealing with policy issues and priorities and not as we have always done in the past dealing with budget items. That's not our job, and I hope we can stay on the course that's been laid out for us by the City Manager.

I agree that the big part of the problem is in the property tax area, not only in terms of inequality from the standpoint of the whole realm of assessment but also from the standpoint of exemption. Here, again, I'd like to reiterate the need to move on with taking a very careful look at those items that are not on the tax rolls that should be there and this is when I think could also yield considerably in some cases, suprising results.

I think that the - in the final analysis of what the citizen is looking for is a commitment from the Council to do certain things or build certain things in a certain period of time and whether that commitment involves this kind of dollar or that kind of dollar is immaterial as far as the resident is concerned. He wants that commitment to be firm and in that regard I think that the progress is being made by the Manager to establish a realistic resource programming function, is one that needs to be pushed as quickly as possible, and I would hope that we would stay in the realm of policy and priority decision and not let ourselves get into a nitpicking function on the budget itself.

MAYOR COCKRELL: Allright, Dr. Cisneros.

DR. CISNEROS: I would like to have added as a subject along with these policy questions that are suggested in this memorandum an explicit addressing of the CCA question. Because I really believe it's a big problem. And specifically, just how much longer we're gonna poke through at the pace that we are. Mr. Jahns rate of inflation in the budget from fiscal year 77-78 to the 78-79 budget, what is that?

MR. JAHNS: Four percent.

DR. CISNEROS: About four percent?

MR. JAHNS: Right.

DR. CISNEROS: That's actual...

MR. JAHNS: That's overall, it varies with different line items in the budget for instance asphalt, the last opening of bids was 31 percent but what I'm saying is the budget that we have put together at this point is based on the same level of service as conducted last year at 4.1% over last year.

DR. CISNEROS: And property tax revenues do you know the percentage increase this year over last year?

MR. JAHNS: We're estimating 4%.

DR. CISNEROS: About 4%, so it is keeping up with inflation then?

MR. JAHNS: Just barely.

DR. CISNEROS: Earlier numbers that I had seen showed about a 1.2 or a 1.5 percent increase in property tax revenues available to the City.

MR. JAHNS: That four percent figure would be without salaries for inflation. Overall all increase would be another three percent.

DR. CISNEROS: Another 3 percent. So about 7 percent inflation rate against 4 percent increase in property tax take. The point I'm making is just with the present rate of property tax expansion, and I have no idea what's happening in other cities, but I suspect that property taxes should at least keep pace with inflation and probably should exceed inflation in light of the fact that there is A: direct reflection of values, and B: with growth of the community that there's additional revenues, absolute revenues even beyond growth values, and here we have that drag that we're seeing about 3% beyond inflation, so I would like to see that addressed as a policy question at the level of the magnitude of these others. Just exactly how much more do we have to deal with the present problems of the CCA, or we come to the point, regrettably, where we just can't afford to hold up the whole City budget on a program that for the last years we've been hoping was going to produce. And I think we're at that stage.

MAYOR COCKRELL: Alright, let's ask, I think certainly we do need an updated report, particularly as it's my understanding. Am I correct, Mr. Pyndus, that we're still pegged at about the 1972 figures and even in this coming year we're not going to move past that 1972 benchmark, is that correct?

MR. PYNDUS: That's correct. Mayor, in fact the request made by Councilman Cisneros is a good one. On this Council I've heard two comments that because of the CCA program that we're not generating the revenue. And I think that should be investigated to this point. We're talking about incoming revenues, and I, myself, would like to know whether the CCA is responsible for the lack of revenues, and I think the City Manager should be required to give us an estimate of what it was, the CCA program is not 3 years old, I think it's about 7 years old. How old is the CCA program?

DR. CISNEROS: It's been the last three years that we've had this recurring problem.

MR. PYNDUS: If it's been existence 7 years and 4 years it has generated adequate revenue, and in the last 3 it has not, then something is wrong with the last 3. And so I think I would like to have a staff completely in their budget presentation cover the subject of property taxes and what the program is doing to those taxes.

MAYOR COCKRELL: Alright, we will then ask for that additional information. A survey of over the last few years what the income level has been, what increases we've had each year and whether or not the overall program has, in fact, been a problem to us in keeping up with the inflationary impact upon our budget from year to year. Alright, Mr. Pyndus.

MR. PYNDUS: You allowed me to speak, thank you.

MAYOR COCKRELL: Mr. Hartman.

MR. HARTMAN: Yes, Mayor, just again to point up the need I think to deal with the very closely related factor is the matter of the tax exempt property and who is going to - I just want to know are we going to deal with it and when can we expect to see something from it?

MR. HUEBNER: Mr. Hartman, we will do as much as we can within the time constraint. I must admit that I've looked at some of the properties that have the tax exemption and the bulk of them I'm sure will stand as tax exempt property. There is a troublesome category, and I believe it relates, I think the Council had some discretion in granting the exemption and it is in that particular area that I think we need to focus on. Obviously, we're not going to tax Ft. Sam Houston.

MR. HARTMAN: Okay, nor will we tax any of the immediate, normal traditional untaxed or not taxable properties, but there are a lot of properties, we all know that are now exempt from taxation, that by the definition that was originally established certainly was not intended, and I don't think that we want to assume ahead of time that something is going to stand when we haven't had a chance to see what all is there, because some of the examples I've seen of what some of the tax rolls just really make me wonder how they ever got off the tax roll in the first place. And I would like to see a very diligent review of that if that's the City's problem, then I hope the City does it and I assume it would be, and I don't see where this relates to CCA.

MR. HUEBNER: I believe you're correct.

MR. HARTMAN: I don't intend to let this one go away, because I think that there is a lot that we can realize if we just begin to get things back on the roll, that should have never been off in the first place.

MAYOR COCKRELL: Alright, we have one more speaker, Mrs. Dutmer and then if it meets with the Council's consent we will just establish the policy that we will have weekly meetings on the policy level to review the direction and the policy input we'd like to make. And set those up at the convenience of the Council in terms of having the opportunity to discuss this at more length. Mrs. Dutmer.

MRS. DUTMER: I concur with your weekly meetings, Mayor, I'd just like to find out on this last point that Glen made and a statement that you made, Mr. Huebner. In relation to tax exempt properties, it's long been a sort of quandary in my mind especially last week when we had the day school situation come up in the zoning and what not. In the case of the churches where the church is running a care center within a piece of church property that is exempt on the roll, how do you handle that? Was that last category be what you were speaking about?

MR. HUEBNER: I was thinking in terms of an example of where a tax exempt institution such as the church has a piece of property which is clearly in an income producing situation not a joint use situation but a separately identifiable piece of property which is used for something other than religious worship.

MRS. DUTMER: That's where my quandary came in because it is definitely a profit-making business that they're running there, but yet it's in a tax exempt piece of property and I was wondering how you were going to handle that.

MR. HUEBNER: With trouble I'm sure.

MAYOR COCKRELL: All right. Dr. Cisneros.

DR. CISNEROS: Yes, Mayor. I think Mr. Huebner had some words to say.

CITY MANAGER HUEBNER: One comment I would like to make. I mentioned very early in this presentation that we had to come to some decisions next week at the staff standpoint in preparing the proposed budget so that you get it on June 1, and I'd like the first meeting talking about budget policy issues not to be next week but the following one because we're going to need every hour literally that we can get next week.

MAYOR COCKRELL: All right, so we won't schedule the coming week but the week immediately following. All right.

DR. CISNEROS: Yes, Mayor. I just have one additional point for Mr. Huebner. Clearly this is a period of caution and restraint, even retrenchment if you will. But, hopefully, some of our goals like for example our affirmative action goals don't fall victim to this period. What's happening in other cities all over the country is that you know, last hired, first fired problem. It just played havoc with the Affirmative Action Program.

Councilman Webb had some information which he was just showing me and I would really prefer he addressed it to the Council but it is an indication of what can happen in a period when the emphasis is put upon retrenchment and you're trying to meet an Affirmative Action Program.

MAYOR COCKRELL: Mr. Webb.

MR. JOE WEBB: I just wanted to bring this item that - I'm certainly real unhappy at this present time when I found out - I just learned that the police cadet class of approximately 20 has no Black officers in that cadet class. Presently, the percent of police cadets is about 3.3% of Blacks which is ridiculous for a City of our size. The number of Blacks and the programs that are available to the City Manager and the Police Chief in order for that to bring about the kind of, well, the vehicle is available and to bring about the kind of rapport that's needed. I'm just simply appalled at that. I think about it and I didn't believe it, you know, when I first heard about it and then I checked and sure enough that's the case. I just wanted to reaffirm and to just really ask, just what is really going on? The federal guidelines so indicate that this is the way we should do it, and yet we come up with a police class with no Blacks in it. I find it hard to take.

I just wanted this Council to be on notice that I, from the minute that I sat on the Council and from the moment I issued report after report concerning the police force I've issued to this Council even telling them about the problems that we have in District 2 concerning some of the Blacks and some of the problems that exist and I think this further causes a bigger problem when you turn out cadet classes and you don't have any representatives at all that are Black. I just thought I'd bring that up before the Council and that it's still disturbing me very, very greatly.

MAYOR COCKRELL: All right, Mr. Webb. Is there any comment at this point from the management?

CITY MANAGER HUEBNER: No, I'm not familiar with the statistics regarding applicants for that class. I really can't respond.

MAYOR COCKRELL: All right, thank you sir. Mr. Eureste.

MR. EURESTE: Well, I share Mr. Webb's concern. If you at any point, Mr. Webb, would want a quota to be fixed on any particular department to take care of a matter like this I'd be more than glad to endorse it because that's about the only way you're going to get some these people to understand what you're talking about. To really hit them in the head because alot of people don't understand what you're talking about. Alot of people don't take what you're saying that seriously, but if we need to put it in terms of numbers before you get budgets to those departments approved we'll work it that way. This goes for not only the City department heads, but it goes for other classic governmental operations including the Public Service Board, etc. With their record today as bad as it was when we came in and I'm very perturbed about it, even to hear what Mr. Webb has said.

MAYOR COCKRELL: Mr. Eureste, let me just say that I would like to make available to you the latest report from City Public Service because I think that there has been at least some improvement there which I'd like to share in fact, with all the Council. But, in terms of specific matter which Mr. Webb has brought to our attention relative to the police class, I think we would like to ask the City Manager to bring us a report as to the overall status of the Affirmative Action Program in the Police Department, in particular that that matter is reflected in this report. Yes, sir.

MR. WEBB: Madam Mayor, on last year, this is the same piece of paper that was handed to me last year. I made a report on the police force last year and we had two Black officers out of a total of 22, we had two Black officers which represented 9.1%; 11 Anglos which represented 50%; and 9 Mexican Americans which represented 40.9%. At the time I stated that we needed to put it in gear and I guess we did, but in reverse.

MAYOR COCKRELL: All right. I'm sure the City Manager has heard the very serious concern expressed and I think the concern relates not just to how many applicants that may have been for the program but in the whole area of what the City may be doing to go out and actively recruit to make the opportunities known to youn persons and to actually seek persons to apply for the opportunities. Yes, Mr. Eureste.

MR. EURESTE: The other area that could be looked at also is the number of out of town applicants that are processed through particularly the Police Department because I understand there is some kind of tradition to bring in people from rural communities who have clean records and who know very little about urban life.

MR. WEBB: I'll give you that report, Councilman Eureste, if you want it.

MAYOR COCKRELL: All right. Now then, may I say that in terms of the specific item on the budget the, as I understand the consensus of the Council is that we are agreeing to having weekly policy work sessions that they will not begin this coming week due to the press on the City Staff's time but that the following week we will set up our first meeting. Are there any other discussions relative to the budget before we close this item out?

MR. ALDERETE: Madam Mayor, when would it be appropriate to comment on Councilman Webb's comments?

MAYOR COCKRELL: That is the whole area of affirmative action, and if we may

MR. ALDERETE: I just wanted to touch on one point very briefly. I think that our Personnel Department should report back to us on a quarterly basis as far as the advances they've made in the hiring of minorities and should also keep us abreast on a quarterly basis of the advancements made in all

these quasi public bodies or legislative bodies so as to keep a more current updated report. Now, I know CPSB has sent us a report on occasion and I can't tell if it's quarterly or whatever but I'd like to see these reports more often so that we can identify more quickly the problem that Councilman Webb is talking about and address it at a sooner stage than at one year later whatever. Let's catch it and nip it in the bud and start directing our personnel officers to start moving in that direction.

MAYOR COCKRELL: Thank you. All right now then, Mr. Eureste, did you have any other comments? Mr. Alderete has already spoken. Mr. Steen.

MR. STEEN: I just wanted to say that with reference to City employees whether they're firemen or policemen or anything else, I always thought it was the best thing to pick the best qualified people and put them in a class. I feel like the ethnic part of it will work itself out. I feel like at one time you might have more Black policemen in a cadet class than you would the next time, and so on. But I still think that if you have 100 men that get in the class of 20 that you ought to take the best qualified people, whether male or female or what ethnic background they're from. That has nothing to do with it. I still think you ought to have the best people in that class.

MAYOR COCKRELL: May I suggest that in the whole area of the philosophy of the Affirmative Action Program, this is a very large subject and people have very strong opinions. We need to just now restrict our comments if we may to the budget and then we have asked on the Affirmative Action Program to have a quarterly report from staff on the overall progress the City is making. Mr. Pyndus.

MR. PYNDUS: I think a quarterly report is much too often and I would move that it would be semi-annually, if it's approved by the Council.

MAYOR COCKRELL: Let me just say that at a time when there is serious concern in the Council, questions are being raised, as, Mayor, it would seem to be not at all inappropriate to ask for a report with greater frequency. At a later time if Council is satisfied that progress is being made it could at that time slow down. The Chair understands the consensus to include for quarterly reports to the Council at this time.

MR. PYNDUS: I would like to challenge the Chair, Madam Mayor. I would like to see the consensus.

MAYOR COCKRELL: All right. May we ask those in favor of quarterly reports would you informally signify by raising your hands so that we may see if there is a consensus. It appears that the consensus is here. All right, Mr. Eureste.

MR. EURESTE: I think that the item of affirmative action on budgetary matters is very key and I think that this was cited by Councilman Cisneros and about last hired, first fired situations that many minorities get into when the crunch comes in budgetary decisions. I cannot accept the idea that through a very, through some kind of very objective process that's been attesting or testing or screening of all kinds of people, and I work for it, be it at City government or CPSB, whatever. Out of that process comes those qualified people because if that is the case then the best qualified people that you have are not Mexican-Americans and are not Blacks because you do not find them in those numbers. On those different administrative positions with those governmental and quasi governmental units and there's nothing in the world that could tell you that the 43 executive payroll positions of CPSB dominated almost exclusively with one exception - by Anglos, has come out of a normal, out of very proper process bias has been interjected into that process and that's what we're trying to alleviate.

(End of discussion)

78-22 The following Ordinance was read by the Clerk and after consideration, on motion of Mrs. Dutmer, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Eureste.

AN ORDINANCE 49,351

BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO TEXAS, AUTHORIZING AND DIRECTING THE GIVING OF NOTICE OF INTENTION TO ISSUE AND SELL FOR CASH CERTIFICATES OF OBLIGATION OF SAID CITY IN AN AMOUNT NOT TO EXCEED SIX MILLION DOLLARS (\$6,000,000) FOR THE PURPOSE OF ACQUIRING FUNDS TO PAY CONTRACTUAL OBLIGATIONS TO BE INCURRED IN THE CONSTRUCTION AND EQUIPMENT OF AN OFF-STREET PARKING FACILITY AND TO PAY CONTRACTUAL OBLIGATIONS FOR PROFESSIONAL SERVICES INCURRED IN CONNECTION THEREWITH; MAKING CERTAIN OTHER FINDINGS AND DETERMINATIONS PERTINENT TO THE SUBJECT AND PURPOSE OF THIS ORDINANCE; AND DECLARING AN EMERGENCY.

* * * *

78-22 The Clerk read the following Ordinance:

AN ORDINANCE 49,352

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BEXAR COUNTY IMPLEMENTING PHASE I OF THE METROPOLITAN TAX OFFICE PLAN.

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Mr. Pyndus moved to approve the Ordinance. Mr. Steen seconded the motion.

At this point, Mr. Pyndus introduced Mr. Alfred Hughes, new Director of the City-County Appraisal Program.

Mr. Hughes spoke to the Council regarding the problems facing the CCA Program. He stated that the ultimate goal must be to speed up the program through utilization of a computerized system. He also stated that he does not see a quick solution to the problem of the 1972 assessment of property taxes.

After consideration, and on roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: None.

78-22 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Pyndus.

AN ORDINANCE 49,353

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF A PORTION OF PARCEL R-a-12, CONTAINING APPROXIMATELY 75,000 SQUARE FEET, LOCATED WITHIN THE VISTA VERDE PROJECT, TEX. R-109, TO PARKSIDE JOINT VENTURE, FOR THE SUM OF \$33,750.00.

* * * *

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF PARCEL 8562-C-1, CONTAINING APPROXIMATELY 14,800 SQUARE FEET, LOCATED WITHIN THE KENWOOD NORTH PROJECT, TEX. R-136, TO JRA MANAGEMENT, INC., FOR THE SUM OF \$27,500.00.

* * * *

78-22 The Clerk read a proposed ordinance approving the price and conditions of the sale by the Urban Renewal Agency of the City of San Antonio of Parcel C-C-36, containing approximately 5,469 square feet, located within the Rosa Verde Project, Tex. R-78, to Louis Viramontes and Louis T. Rosenberg, for the sum of \$20,235.75.

Mr. Steen moved to approve the Ordinance. Mrs. Dutmer seconded the motion.

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, explained the location of the subject tract and explained the circumstances of the two bids received for the property (formerly the Artes Graficas Building). He stated that two bids had been received and although the bid received from Penners, Inc., was higher, the Board of Directors of the Urban Renewal Agency had accepted the bid of Louis Viramontes and Louis Rosenberg. He explained that this Board had felt that the proposed redevelopment offered by Mr. Viramontes and Mr. Rosenberg would be the most beneficial.

Mr. Ortiz expressed concerns about the delays of restoration of the Vogel Belt Building which Mr. Viramontes and Mr. Rosenberg are responsible for.

After discussion of the matter of the two bids, Mr. Wing made a substitute motion to send this recommendation back to the Urban Renewal Agency for their reconsideration. Mr. Ortiz seconded the motion.

Mr. Louis Rosenberg explained that his group has been involved with restoration while Penners Inc. has not, and asked his architect to make a presentation to Council.

Mr. Mike Lance, Architect, then presented a copy of the proposal which they had previously submitted to the Board of the Urban Renewal Agency.

Mr. J. Sam Levey, representing Penners, Inc., then stated that they were the high bidder, and should therefore be awarded the bid. He said that Penners Inc., is a responsible party and intend to use the property for the same purposes outlined by Mr. Rosenberg.

Mr. Frank Valdez, Architect for Penners, Inc., also displayed a copy of the design and their proposals for renovation of the Artes Graficas Building.

In response to a question by Mayor Cockrell, Assistant City Attorney, Louis Garcia stated that in this case, identical uses were submitted by the two firms and the only consideration should be the bid price.

Mr. Rosenberg then stated that the property had been offered for commercial uses. He said that the drawings presented by Mr. Valdez to the Council were different from those presented at the Urban Renewal Agency Meeting.

City Attorney Jane Macon stated that if two bids are received and they are both even, then the price can be a deciding factor. The bid price is pertinent only is everything else is the same.

Mr. Ortiz asked for a legal written opinion on this question and then moved to table the ordinance pending the written legal opinion. Mrs. Dutmer seconded the motion.

On roll call, the motion to table failed to carry by the following vote: AYES: Dutmer, Ortiz, Hartman, Steen, Cockrell; NAYS: Wing, Eureste, Alderete, Pyndus; ABSENT: Cisneros, Webb.

After discussion and on roll call the substitute motion, carried by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Webb.

The ordinance was referred back to Urban Renewal Agency for reconsideration and a written legal opinion on the bid procedure regarding the sale of Artes Graficas Building.

78-22 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Webb, Ortiz.

AN ORDINANCE 49,355

AUTHORIZING EXECUTION OF AN AGREEMENT WITH AMISTAD AIRLINES FOR LEASE OF SPACE IN THE TERMINAL BUILDING AT INTERNATIONAL AIRPORT.

* * * *

AN ORDINANCE 49,356

AUTHORIZING EXECUTION OF AMENDMENTS TO THE LEASES WITH AIRLINES OPERATING OUT OF INTERNATIONAL AIRPORT TO PROVIDE FOR LEASE OF ADDITIONAL JOINT USAGE SPACE IN THE COMMON BAGGAGE CLAIM AREA AND THE BAGGAGE CART AREA, AND FOR USE OF ONE ADDITIONAL BAGGAGE CONVEYOR.

* * * *

AN ORDINANCE 49,357

AMENDING ORDINANCE NO. 36815 OF SEPTEMBER 5, 1968 AND ORDINANCE NO. 44260 OF AUGUST 29, 1974 BY ESTABLISHING TERMS AND CONDITIONS UPON WHICH PERMITS FOR OPERATION OF VEHICLE RENTAL SERVICES AT INTERNATIONAL AIRPORT ARE TO BE GRANTED, SETTING FEES, RENTAL CHARGES, STANDARDS OF SERVICE AND OTHER REQUIREMENTS CONCERNING THE CONDUCT OF SUCH BUSINESS, AND AUTHORIZING THE DIRECTOR OF AVIATION TO EXECUTE THE PERMITS.

* * * *

78-22 The following Resolution was read by the Clerk and after consideration, on motion of Dr. Cisneros, seconded by Mr. Steen, was passed and approved by the following vote: AYES: Cisneros, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: Dutmer; ABSTAIN: Pyndus; ABSENT: Webb, Ortiz.

A RESOLUTION
NO.78-22-77

DIRECTING THE CITY MANAGER TO SUBMIT THE PROPOSED EL PASEO BUENA VISTA PLAN TO THE SAN ANTONIO DEVELOPMENT AGENCY AND THE PLANNING COMMISSION FOR RECOMMENDATIONS AND PROVIDING THAT A PUBLIC HEARING BE HELD BY THE CITY COUNCIL ON THE 22ND DAY OF JUNE AT 3:00 O'CLOCK IN THE CITY COUNCIL CHAMBER OF CITY HALL.

* * * *

78-22 Item 8 being a proposed ordinance authorizing submission of an application for a federal grant in connection with designation of a Neighborhood Strategy area was withdrawn from consideration.

78-22 The following Ordinance was read by the Clerk and after consideration on motion of Mr. Steen, seconded by Mr. Hartman, was passed and approved by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Webb.

AN ORDINANCE 49,358

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH THE UNIVERSITY OF TEXAS AT SAN ANTONIO FOR LEASE OF BUILDING NO. 201 AT HEMISFAIR PLAZA AT A RENTAL OF \$1.00 PER YEAR, SAID BUILDING TO BE USED IN CONNECTION WITH THE UNIVERSITY'S CONTINUING EDUCATION PROGRAM.

* * * *

78-22 DISCUSSION OF PROGRAMS IN THE PROJECT HILL AREA

In response to a question by Mrs. Dutmer regarding some proposed programs by the Mexican American Unity Council in the Prospect Hill Area, Dr. Cisneros explained that there are two different programs involved in the proposals. One program deals with the commercial revitalization of an area which is bounded by Buena Vista and Commerce Streets more specifically from the Railroad tracks to Zarzamora Street, this item was listed as Item 7 on today's agenda. The second programs deals with a Housing Rehabilitation Plan which focuses on rental housing. The fact that the area overlap does create some confusion.

Mayor Cockrell then stated that Item 7 which was approved simply June 22 as the date for the public hearing.

Mr. Ortiz then stated that he had asked for Item 8 to be withdrawn from consideration because all the figures were not available at this time.

Mrs. Dutmer then asked for a staff report on the total funds which have been spent on capital improvements in the Prospect Hill area.

Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Ortiz presided.

78-22 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Cisneros, Webb, Hartman, Cockrell.

AN ORDINANCE 49,359

AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE NATIONAL ALLIANCE OF BUSINESSMAN FOR LEASE OF BUILDING NO. 220 IN HEMISFAIR PLAZA FOR USE AS OFFICES FOR THE SUMMER YOUTH EMPLOYMENT SERVICE, FOR A TWO MONTH TERM, AT \$1.00 RENTAL.

* * * *

AN ORDINANCE 49,360

AMENDING THE CITY CODE BY INCORPORATING THE PROVISIONS OF ARTICLE 678G TEXAS CIVIL STATUTES, AS AMENDED, MAKING BUILDINGS OPEN TO PUBLIC USE ACCESSIBLE TO CERTAIN HANDICAPPED PERSONS.

* * * *

78-22 The following Ordinance was read by the Clerk and explained by Mr. Narciso Cano, Director of Economic and Employment Development, and after consideration, on motion of Mr. Steen, seconded by Mr. Alderete, was passed and approved by the following vote: AYES: Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Cisneros, Webb, Hartman, Cockrell.

AN ORDINANCE 49,361

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE GOVERNOR'S OFFICE OF MIGRANT AFFAIRS FOR SPONSORING AN ALAMO AREA COORDINATOR OF FARMWORKER SERVICES FOR A SECOND YEAR BEGINNING OCTOBER 1, 1977 AND ENDING SEPTEMBER 30, 1978.

* * * *

78-22 The following Ordinance was read by the Clerk and after consideration on motion of Mr. Steen, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Cisneros, Webb, Hartman, Cockrell.

AN ORDINANCE 49,362

AMENDING CHAPTER 38 (TRAFFIC REGULATIONS) OF THE CITY CODE SETTING FORTH LOCATIONS AT WHICH ELECTRIC TRAFFIC CONTROL SIGNALS ARE IN FULL OPERATION; DESIGNATING ONE-WAY STREETS; DESIGNATING STOP SIGN LOCATIONS; DESIGNATING YIELD RIGHT-OF-WAY LOCATIONS; SETTING MAXIMUM SPEED LIMITS ON CERTAIN STREETS; ESTABLISHING PARKING METER ZONES; PROHIBITING PARKING AT ALL TIMES ON CERTAIN STREETS; PROHIBITING STOPPING, STANDING OR PARKING DURING CERTAIN HOURS ON CERTAIN STREETS; PROHIBITING RIGHT TURN ON RED LIGHT; AND PROVIDING THAT VIOLATION HEREOF BE PUNISHABLE BY A FINE OF NOT LESS THAN \$1.00 NOR MORE THAN \$200.00.

* * * *

78-22 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded were each passed and approved by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Webb, Hartman, Cockrell.

AN ORDINANCE 49,363

ACCEPTING THE LOW QUALIFIED BID OF BEAR AUDIO VISUAL TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH SLIDE PROJECTORS FOR A NET TOTAL OF \$6,413.75.

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AN ORDINANCE 49,364

AN ORDINANCE ACCEPTING THE LOW QUALIFIED BID OF GLASSTOV CAFE-HOTEL SUPPLY TO FURNISH THE CITY OF SAN ANTONIO MARKET SQUARE WITH KITCHEN EQUIPMENT FOR A NET TOTAL OF \$4,079.41.

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AN ORDINANCE 49,365

AN ORDINANCE ACCEPTING THE LOW QUALIFIED BID OF R. BRUCE CARTER AGENC, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH CENTRIFUGAL TRASH PUMPS FOR A NET TOTAL OF \$4,309.00.

* * * *

AN ORDINANCE 49,366

ACCEPTING THE LOW QUALIFIED BID OF ALLIED FENCE COMPANY, COMANCHE STEEL PRODUCTS, AND DIAMOND FENCE SUPPLY, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH WOOD FILLED FENCING FOR A TOTAL OF \$8,434.79.

* * * *

AN ORDINANCE 49,367

GRANTING A LICENSE TO PLAZA NACIONAL GROUP, LTD. FOR THE ERECTION OF DECORATIVE WALLS AND PLANTINGS WITHIN CITY OWNED PROPERTY, ADJACENT TO NEW CITY BLOCK 901, AND MANIFESTING AN AGREEMENT IN CONNECTION THEREWITH.

* * * *

78-22 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Alderete, was passed and approved by the following vote: AYES: Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Cisneros, Webb, Hartman, Cockrell.

AN ORDINANCE 49,368

DECLARING THE JOHN DEERE BUILDING SURPLUS TO THE CITY'S NEEDS.

* * * *

78-22 The following Resolutions were read by the Clerk and after consideration on motion made and duly seconded, were each passed and approved by the following vote: AYES: Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus Steen; NAYS: None; ABSENT: Cisneros, Webb, Hartman, Cockrell.

A RESOLUTION
NO.78-22-78

MANIFESTING THE DETERMINATION OF THE CITY COUNCIL THAT MR. DONALD S. CARTER HAS VESTED RIGHTS UNDER ARTICLE THREE OF ORDINANCE NO. 48484.

* * * *

A RESOLUTION
NO. 78-22-79

MANIFESTING THE DETERMINATION OF THE CITY COUNCIL THAT MR. REYNALDO A. CUBRIEL HAS VESTED RIGHTS UNDER ARTICLE THREE OF ORDINANCE NO. 48484.

* * * *

A RESOLUTION
NO. 78-22-80

MANIFESTING THE DETERMINATION OF THE CITY COUNCIL THAT MR. VINCENT I. KRAWCZYNSKI HAS VESTED RIGHTS UNDER ARTICLE THREE OF ORDINANCE NO. 48484.

* * * *

A RESOLUTION
NO. 78-22-81

AMENDING RESOLUTION NO. 78-4-16 OF JANUARY 26, 1978, GRANTING THOUSAND OAKS CORPORATION VESTED RIGHTS UNDER ARTICLE THREE OF ORDINANCE NO. 48484.

* * * *

78-22 The Clerk read the following Ordinance:

AN ORDINANCE 49,369

AMENDING THE COMMUNITY DEVELOPMENT 4TH YEAR BLOCK GRANT APPLICATION BY THE DELETION OF THE PROJECT KNOWN AS "DEFAULT HOUSING COUNSELING", TRANSFERRING THE AMOUNT OF \$148,000 PREVIOUSLY BUDGETED TO THAT PROJECT TO A PROJECT TO BE KNOWN AS "CONTINGENCIES AND/OR UNSPECIFIED LOCAL OPTION ACTIVITIES"; AND AUTHORIZING CHANGES IN THE HOUSING ASSISTANCE PLAN.

* * * *

Mrs. Dutmer moved to approve the Ordinance. Mr. Alderete seconded the motion.

In response to a question by Mr. Pyndus, Mr. Frank Perry, Budget and Research Department, said that it is HUD's policy when projects are disqualified that the monies for those projects be reprogrammed into a project called "Contingencies". Later the Council can authorize the reprogramming from contingencies into other areas.

Mr. Perry also made reference to the Housing Assistance Plan which is being revised at the request of HUD and is fully explained in a memorandum dated May 10, 1978 addressed to the City Council. (A copy of which is on file with the minutes of this meeting).

Mr. Eureste asked for an opinion from HUD as to eligibility of the Inner Loop under Community Development Block Grant Funds.

Mr. Wing stated that he had previously asked for a legal opinion on this same matter from the Legal Department and has not yet received a reply.

City Attorney Macon stated that she was under the impression that the memorandum had been responded to, however, she would reply to Mr. Wing's memorandum.

On roll call, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Dutmer, Eureste, Ortiz, Pyndus, Hartman, Steen; NAYS: None; ABSENT: Cisneros, Webb, Wing, Alderete, Cockrell.

78-22

CITIZENS TO BE HEARDE.L. RICHEY

Mr. E.L. Richey spoke to the Council concerning the lack of improvement at Hemisfair Plaza. Tourists need information about where to go and what to see. He also said that the new show planned for the lake area will be too high priced for the average citizen.

KARL WURZ

Mr. Karl Wurz read a prepared statement criticizing the presentation made to the Council by the Kansas-Denver firm of consultants. (A copy of his statement is included with the papers of this meeting).

ECONOMIC OPPORTUNITY DEVELOPMENT CORPORATION

Mr. Alonzo A. Rangel, a member of the EODC Board of Directors spoke of the inefficiencies in the operation of EODC and its programs. He said that the recent investigations of EODC were not made at the working level where the real problem is and urged the City Council to take over the operation of the agency.

A discussion of the whole problem surrounding EODC and charges against it developed among Council members. Several members requested that a "B" Session item be scheduled for a full fledged discussion of the issues.

A question developed over EODC action in expelling one of its members, Mrs. Armandina Saldivar, who was appointed to the Board by the City Council. The City Attorney was instructed to prepare a written legal opinion as to whether EODC has that authority.

Mrs. Saldivar addressed the Council briefly.

CABLE TELEVISION

Mr. Cipriano Guerra, representing U.A. Columbia, gave a status report on Cable T.V. He said that there had been a good public reaction to cable T.V. since the first presentation was made to the Council a month ago. He reported on the latest financial figures released by U.A. Columbia showing a large increase in revenues and profits. He said also that there is a definite loan commitment from Chase Manhattan Bank for \$25 million. Construction is scheduled to start in first quarter 1979.

LANNY SINKIN

Mr. Lanny Sinkin spoke to the Council concerning the public hearing to be held on Nuclear Energy on June 13th. He emphasized the importance of the meeting and urged the Council to authorize payment for outside persons to appear at the hearing.

A discussion developed as to an ordinance authorizing the expenditure of \$3500 and whether it should be untabled and put back on the Council agenda for discussion.

Mr. Hartman moved that the ordinance be placed on the agenda of May 18, 1978. The motion was seconded by Mr. Cisneros and failed on the following roll call vote: AYES: Cisneros, Ortiz, Alderete, Hartman; NAYS: Dutmer, Wing, Steen; ABSENT: Webb, Eureste, Pyndus, Cockrell.

CLOSING OF GAWAIN STREET

Mr. Cisneros said that Mrs. Rodriguez had been in to see him a number of times concerning the closing of Gawain Street. The street had been closed at one end by the City Council at the request of residents of Gawain Street several months ago.

The matter was discussed and it was agreed to schedule a "B" Session discussion of the problem in the near future.

There being no further business to come before the Council, the meeting was adjourned at 6:10 P.M.

A P P R O V E D

Lela Cockrell

M A Y O R

ATTEST:

G. I. Justice Jr.
C i t y C l e r k